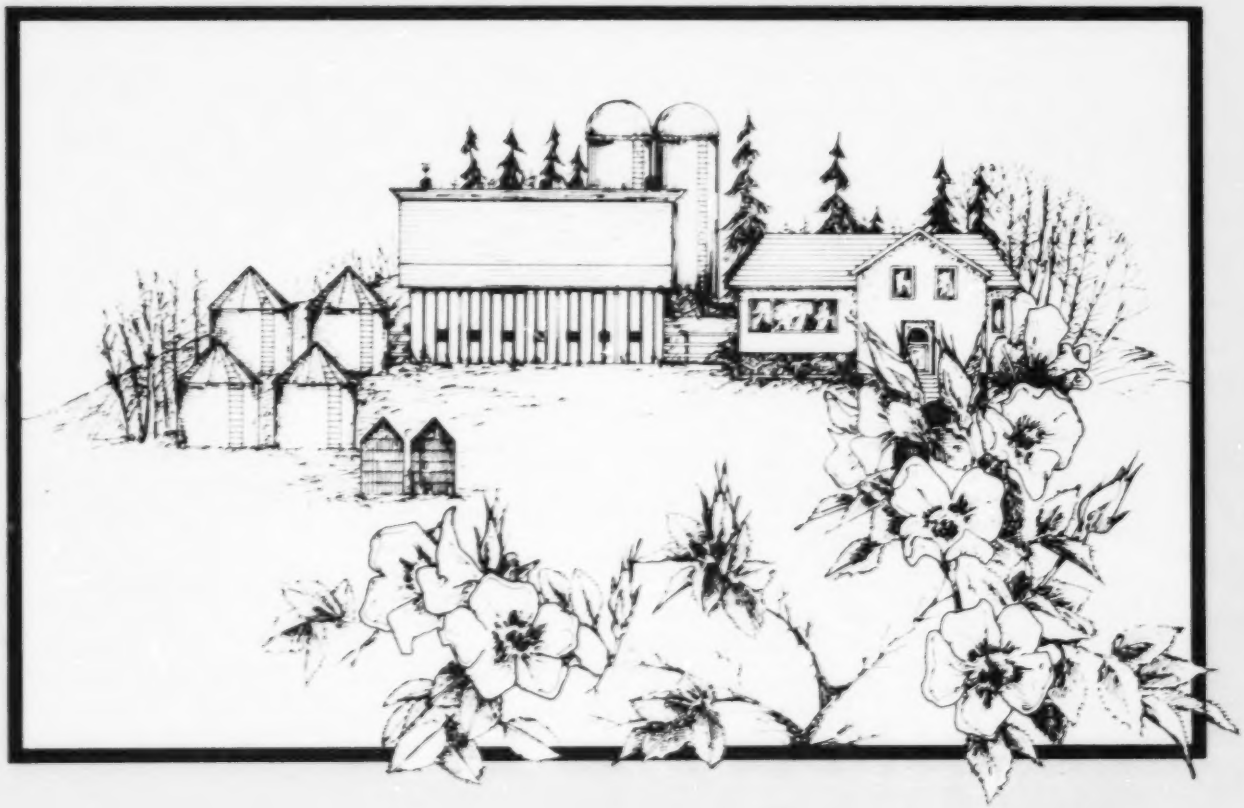
AGRICULTURE REAL ESTATE VALUES IN ALBERTA



1990

Alberta
AGRICULTURE
Economic Services Division
Production Economics Branch

91-06082/

1990

AGRICULTURAL REAL ESTATE VALUES IN ALBERTA

ALBERTA AGRICULTURE
ECONOMIC SERVICES DIVISION
PRODUCTION ECONOMICS BRANCH

APRIL 1991

FOREWORD

This publication provides information on agricultural real estate values and transactions in rural Alberta for the year 1990.

The trend and situations discussed are not intended for use as bench marks for individual transactions. Prospective buyers and sellers should therefore be cautious in applying these numbers to their particular situation. The real estate values presented in the report are the consideration value registered by buyers and sellers in the Land Titles offices from January 1 through December 31, 1990. Because the consideration value includes both land and buildings on the property, the value of land alone cannot be isolated from the real estate value.

The 1990 average real estate value increased over that reported in 1989 by 6.8 per cent, further reversing the six year decline in farm real estate values from 1983 to 1988. While the overall average real estate value was higher than in 1989, most of this increase occurred in the first half of 1990. Comparison of the last half of 1990 with the last half of 1989 indicated a 2 per cent decrease in real estate values from 1989. Total acreage transferred decreased by 12.4 per cent from 1989. Except during December when the number of acres transferred was 51.4 per cent higher than in 1989, the decrease in land transfers occurred throughout the year. With the moderate decrease in real estate values in the last half of the year compared to 1989, and the overall decline in acres transferred, the upward trend in real estate values may be levelling off.

Readers requiring further information or clarification should contact the Production Economics Branch at 427-4005.

Carlyle Ross, Branch Head
Production Economics Branch
Alberta Agriculture

ACKNOWLEDGEMENTS

I would like to thank Elwin Smith for his contribution to this report.

Honor Mooney

TABLE OF CONTENTS

Page

FOREWORD i
ACKNOWLEDGEMENTS ii
LIST OF FIGURES iv
LIST OF TABLES v

SECTION

I DATA COLLECTION AND ANALYTICAL PROCEDURES 1

II AGRICULTURAL REAL ESTATE TRANSACTIONS IN ALBERTA 3
Volume of Agricultural Real Estate Transferred in 1990 3
Value and Transfers of Agricultural Real Estate Transferred in 1990 4
Nonagricultural Real Estate 4

III SUMMARY 16

APPENDICES

A REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES 17

B AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS 21

C QUARTERLY, REGIONAL AND C.L.I CLASS SUMMARIES 31

D TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS 1986-1990 41

E AGRICULTURAL SALES TRANSACTIONS BY C.L.I. CLASS, QUARTER, MONTH, REGION AND MUNICIPALITY 45

LIST OF FIGURES

FIGURE		PAGE
1A	Acres Transferred By C.L.I. and Year Agricultural Real Estate 1990	6
1B	Average Value Per Acre By C.L.I. and Year Agricultural Real Estate 1990	6
2A	Acres Transferred By Month Agricultural Real Estate 1989 and 1990	9
2B	Average Value Per Acre By Month Agricultural Real Estate 1989 and 1990	9
3	Map of Alberta Municipalities	22
4A	Acres Transferred By C.L.I. Agricultural Real Estate 1990	33
4B	Average Value Per Acre By C.L.I. Agricultural Real Estate 1990	33
5A	Acres Transferred By Quarter Agricultural Real Estate 1989 and 1990	36
5B	Average Value Per Acre By Quarter Agricultural Real Estate 1989 and 1990	36
6A	Acres Transferred By Region Agricultural Real Estate 1990	39
6B	Average Value Per Acre By Region Agricultural Real Estate 1990	39
7A	Acres Transferred By Region Agricultural Real Estate 1989 and 1990	40
7B	Average Value Per Acre By Region Agricultural Real Estate 1989 and 1990	40

LIST OF TABLES

TABLE		PAGE
1	Agricultural Real Estate Transferred By C.L.I. Class, 1989 and 1990	5
2	Acres Transferred By C.L.I. Class By Month, 1990	7
3	Hectares Transferred By C.L.I. Class By Month, 1990	8
4	Value of Agricultural Real Estate Transferred By C.L.I. Class, 1989 and 1990	10
5	Average Value Per Acre By C.L.I. Class By Month, 1990	11
6	Average Value Per Hectare By C.L.I. Class By Month, 1990	12
7	Agricultural Monthly Real Estate Summary 1989 and 1990	13
8	Total Value of Real Estate Transferred By C.L.I. Class, 1989 and 1990	14
9	Agricultural and Nonagricultural Real Estate Comparison, 1990	15
10	Transfer Values in the Calgary Periphery 1990	19
11	Transfer Values in the Edmonton Periphery 1990	20
12	Agricultural Real Estate Transfers By Municipality and C.L.I. Class Rating, 1990	23
13	Quarterly Agricultural Real Estate Summary, 1990	32
14	Agricultural Real Estate Summary By C.L.I. Class, 1989 and 1990	34
15	Summary of the Quarterly Results, 1990	35
16	Agricultural Real Estate Quarterly Summary 1989 and 1990	37
17	Agricultural Real Estate Regional Summary, 1990	38

LIST OF TABLES (cont'd)

TABLE		PAGE
18	Total Value of Land Transferred By C.L.I. Class, 1986 to 1990	42
19	Real Estate Transactions By C.L.I. Class 1989 and 1990	46
20	Monthly Sales Transactions, 1989 and 1990	46
21	Quarterly Sales Transactions Summary By Quarter, 1990	47
22	Sales Transactions By Quarter By Region 1989 and 1990	48
23	Quarterly Sales Transactions Summary, 1990	49
24	Sales Transactions Quarterly Summary 1989 and 1990	49
25	Agricultural Real Estate Transactions By Municipality, 1990	50
26	Agricultural and Nonagricultural Sales Transactions, 1989 and 1990	52

SECTION I

DATA COLLECTION AND ANALYTICAL PROCEDURES

The Assessment Operations Branch, Department of Municipal Affairs, collects all title transactions whether it be a sale, and easement, a mortgage, a name change, or any other transaction. This information is obtained from the land title documents supplied by the Alberta Land Titles offices. The title information is entered into a computer data base by the Tax Recovery Branch. The title contains the location, parcel size, transfer data, Canada Land Inventory (C.L.I.) class, consideration value if sold, and ownership category.

The C.L.I. class is a rating which indicates the agricultural capability of the land. The C.L.I. class for each parcel is determined as the dominant C.L.I. class for the parcel (usually a quarter section). The C.L.I. allows average real estate values of land of similar productive capability to be compared. The C.L.I. class definitions are as follows:[1]

Class

1 Soils with no significant limitations in use for crops.

2 Soils with moderate limitations that restrict the range of crops or require moderate conservation practices.

3 Soils with moderately severe limitations that restrict the range of crops or require special conservation practices.

4 Soils with severe limitations that restrict the range of crops or require special conservation practices or both.

5 Soils that are unsuitable for annual cultivation. These soils could be improved for the production of perennial forages and pasture.

6 Soils that have some natural grazing potential and improvement practices are not feasible.

7 Soils that have no capability for arable culture or permanent pasture.

8 Organic soils that are frequently found in the wooded regions of the province.

9 Unclassified due to a lack of C.L.I. maps of the area at a 1:250,000 scale or lower.

---

[1]L.K. Brocke, "Soil Capability for Agriculture in Alberta", Alberta Environment, May, 1977.

The information on the land title is not adequate to distinguish agricultural and nonagricultural real estate, the portion of the sale price attributable to land and to buildings, nor the amount of cultivated land. This analysis considered agricultural real estate to include parcels with greater than 60 acres (24 hectares) and a consideration value between $5 and $1,500 per acre ($12 and $3,705 per hectare) on the date of registration. All other land sales were defined as nonagricultural. The values reported are for the real estate, land plus buildings, because the two cannot be separated from the available land title information.

The information in this report has been compiled on a provincial and municipal basis (County, Municipal District, Improvement District, or Special Area). Where there were fewer than three sale transactions for a specific category, sale values were not recorded in the report.

SECTION II

AGRICULTURAL REAL ESTATE TRANSACTIONS IN ALBERTA

The total number of agricultural acres transferred in 1990 decreased to 990,226, a 12 per cent decrease from 1989. Agricultural acres transferred had been increasing yearly since 1985 when 820,301 were transferred. The average value of agricultural real estate transferred in 1990 increased 6.8 per cent over 1989 values to $418.30 per acre. Despite this annual increase, average value per acre declined in the third and fourth quarters of 1990. The total value of agricultural real estate transferred decreased in 1990 by 6.5 per cent to 414.2 million dollars, due to the decline in acres transferred.

Volume of Agricultural Real Estate Transferred in 1990

There were 990 thousand agricultural acres transferred in 1990. This represented a decrease of 140,198 acres from the 1.130 million acres transferred in 1989.

Provincial transfers by C.L.I. class are in Table 1 for 1989 and 1990. All but C.L.I. class 1 showed percentage decreases in acreage transferred.

The distribution of C.L.I. classes transferred remained relatively constant from 1989 to 1990. Classes 2, 3 and 4 comprise 77.1 per cent of all agricultural land transferred in 1990. This is very close to the 77.0 per cent that these classes represented in 1989. The percentages of C.L.I. classes transferred will be indicative of the provincial C.L.I. distribution of agricultural land. While Table 1 has provincial figures, municipal breakdowns are reported in a subsequent table (Table 12). Figure 1A illustrates the trend in agricultural land transactions from 1972 to 1990 by C.L.I. class. All classes follow a similar trend.

Land transferred by C.L.I. class and month is reported in Table 2 (Table 3 for hectares). The largest number of acres transferred was in May, followed by June and January. The period of April to June records the highest acreage transfer because these are sales that were made prior to the cropping season (title registration lags behind the sale date). The next busiest period is January to March, reflecting sales made after harvest and into early winter. The July to December period has the lowest transfer of acres and represents sales made during the

cropping season. The monthly transfers of land are illustrated in Figure 2A for 1989 and 1990. Sales in 1990 were lower than in 1989. The majority of the sales occurred in the first half of the year. Only December had higher sales in 1990 than in 1989.

Values of Agricultural Real Estate Transferred in 1990

The average per acre value of agricultural real estate increased by 6.78 per cent from 1989 to 1990. The average value per acre increased from $391.74 in 1989 to $418.29 in 1990. Table 4 shows the average real estate value by C.L.I. class in 1989 and 1990, as well as the per cent change from 1989 to 1990. Class 4 land increased most in value (10.70%) while class "other" land decreased by 10.94 per cent. Figure 1B illustrates average real estate values by C.L.I. class from 1972 to 1990.

Average real estate values by C.L.I. class and month are in Table 5 (Table 6 contains values in $ per hectare). Land values are highest for C.L.I. class 1 land and generally decline with higher C.L.I. classes. The monthly average value across all C.L.I. classes is a weighted average where the weights are the acres of land in each class. The average monthly values for 1990 are compared with 1989 in Table 7 and are illustrated in Figure 2B. The average monthly value change from 1989 to 1990 ranged from a decline of 20.5 per cent in September to an increase of 23.7 per cent in March. Values in September, November and December of 1990 were lower than the corresponding monthly values in 1989.

The total value of agricultural real estate transfers in 1989 and 1990 are reported in Table 8. The total value decreased by 6.5 per cent in 1990 to 414.2 million dollars, due to fewer acres transferred.

Nonagricultural Real Estate

As previously stated, agricultural transfers were defined as parcels greater than 60 acres (24 hectares) and with a value between $5 and $1,500 per acre ($12 and $3,705 per hectare). Nonagricultural transfers were those that did not satisfy the criteria for agricultural transfers. Table 9 contains a comparison of agricultural and nonagricultural real estate transfers. The total value of nonagricultural transfers was 88.0 per cent of agriculture, but the total land area was 8.2 per cent. Nonagricultural real estate was higher priced per acre (hectare) than agricultural, $5,454 per acre versus $418 per acre.

TABLE 1

AGRICULTURAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1989 and 1990

C.L.I. Class	Transferred in 1989			Transferred in 1990			
	Acres	Hectares	% of Total Land Transferred	Acres	Hectares	% of Total Land Transferred	% Change from 1989 to 1990
1	56,773	22,976	5.0	56,947	23,046	5.8	0.3
2	255,814	103,528	22.6	218,540	88,443	22.1	-14.6
3	330,417	133,720	29.2	289,298	117,079	29.2	-12.4
4	284,378	115,088	25.2	255,710	103,486	25.8	-10.1
5	131,092	53,053	11.6	107,971	43,696	10.9	-17.6
6	54,411	22,020	4.8	49,240	19,927	5.0	-9.5
Other*	17,539	7,098	1.6	12,520	5,067	1.3	-28.6
Total Province	1,130,424	457,483	100.0	990,226	400,744	100.0	-12.4

* Other includes C.L.I. 7, C.L.I. 9, Organic and parcels that could not be assigned a C.L.I. class because of a lack of a suitable map.

Figure 1A: Acres Transferred by C.L.I. and Year
Agricultural Real Estate 1990

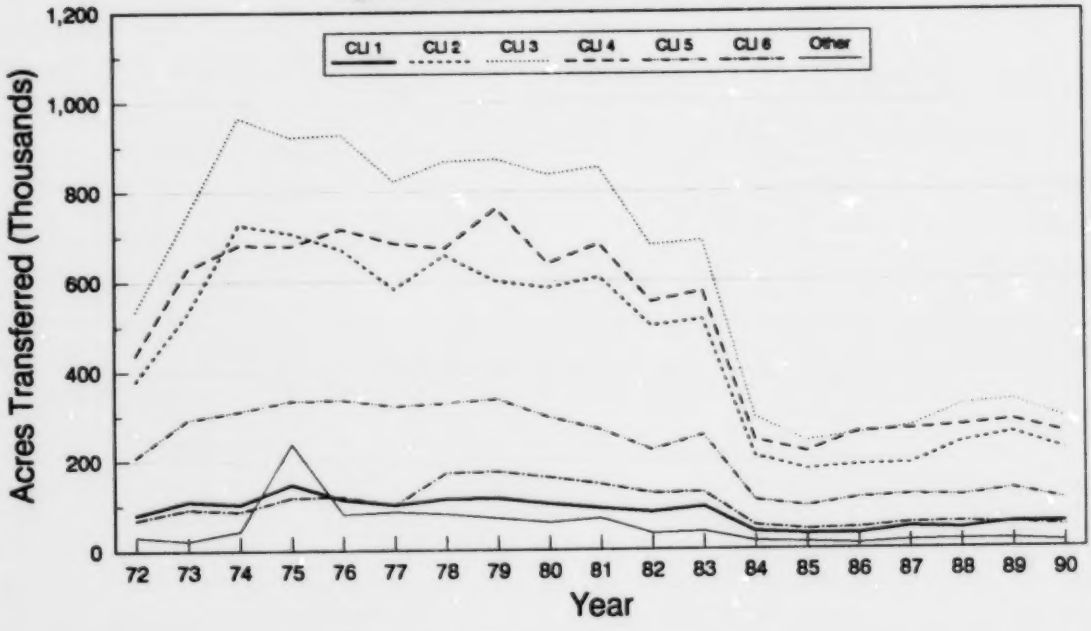


Figure 1B: Average Value by C.L.I. and Year
Agricultural Real Estate 1990

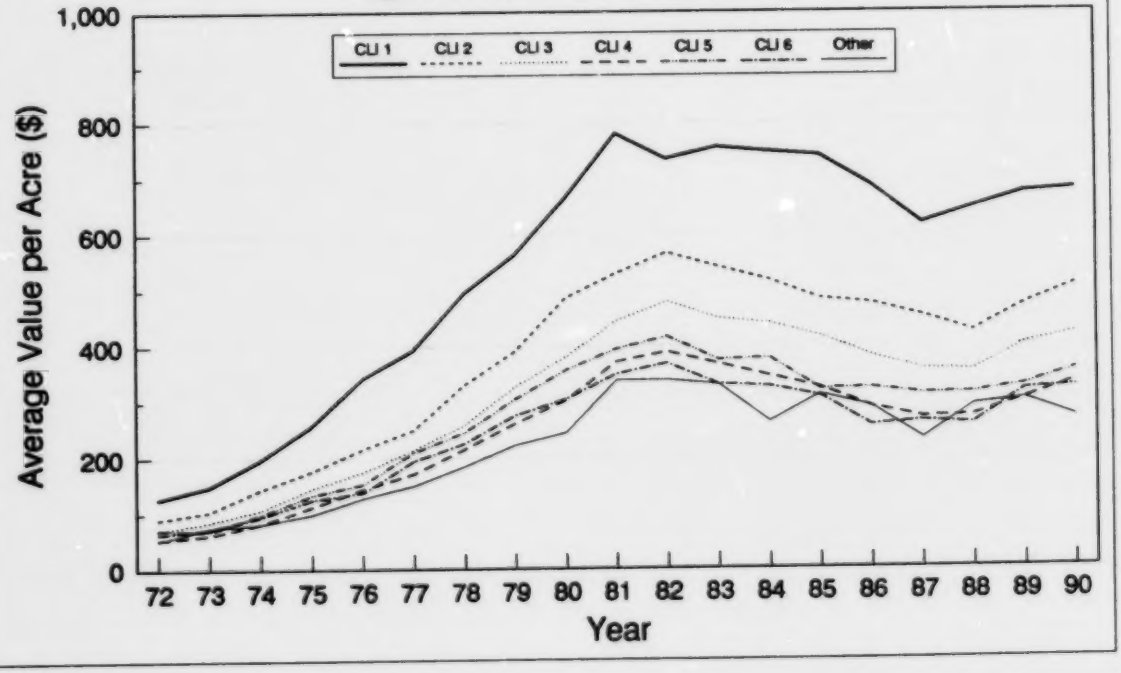


TABLE 2
ACRES TRANSFERRED BY C.L.I. CLASS BY MONTH
1990

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	5,697	20,830	30,823	22,564	11,548	3,702	1,245	96,409
February	5,502	15,825	22,940	15,555	5,436	1,683	1,708	68,649
March	7,679	20,927	21,688	20,544	7,129	6,672	1,109	85,748
April	5,756	21,900	31,574	22,131	10,140	3,328	543	95,372
May	6,701	30,662	41,922	39,266	13,871	5,329	1,924	139,675
June	4,581	24,916	29,685	27,821	13,336	5,590	1,022	106,951
July	4,639	17,964	24,064	16,808	9,956	3,292	395	77,118
August	1,900	10,211	14,418	20,841	8,681	2,905	1,346	60,302
September	778	11,343	10,484	13,033	3,710	4,371	278	43,997
October	3,260	10,913	15,756	17,642	7,197	3,917	785	59,470
November	3,985	14,370	19,879	18,331	7,371	3,332	1,033	68,301
December	6,469	18,679	26,065	21,174	9,596	5,119	1,132	88,234
TOTAL	56,947	218,540	289,298	255,710	107,971	49,240	12,520	990,226

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Totals may vary due to rounding.

TABLE 3

HECTARES TRANSFERRED BY C.L.I. CLASS BY MONTH

1990

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	2,306	8,430	12,474	9,132	4,673	1,498	504	39,017
February	2,227	6,404	9,284	6,295	2,200	681	691	27,782
March	3,108	8,469	8,777	8,314	2,885	2,700	449	34,702
April	2,329	8,863	12,778	8,956	4,104	1,347	220	38,597
May	2,712	12,409	16,966	15,891	5,614	2,157	779	56,526
June	1,854	10,084	12,014	11,259	5,397	2,262	414	43,283
July	1,877	7,270	9,739	6,802	4,029	1,332	160	31,210
August	769	4,132	5,835	8,434	3,513	1,176	545	24,404
September	315	4,591	4,243	5,274	1,501	1,769	113	17,806
October	1,319	4,416	6,376	7,140	2,913	1,585	318	24,068
November	1,613	5,816	8,045	7,419	2,983	1,348	418	27,641
December	2,618	7,559	10,549	8,569	3,884	2,072	458	35,708
TOTAL	23,046	88,443	117,079	103,486	43,696	19,927	5,067	400,744

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Totals may vary due to rounding.

Figure 2A: Acres Transferred by Month
Agricultural Real Estate 1989 and 1990

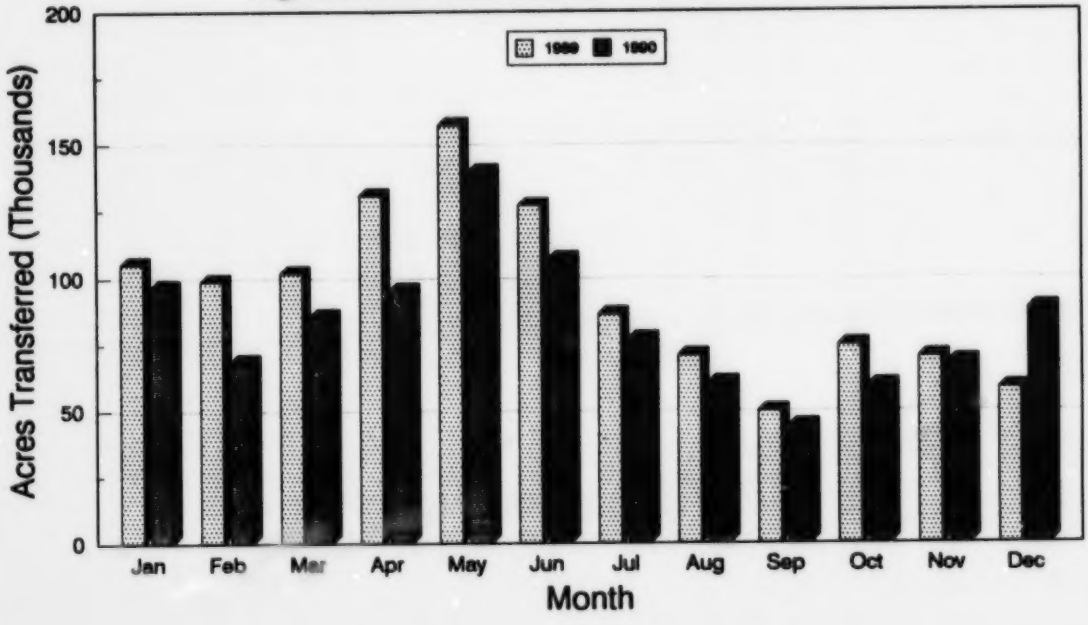


Figure 2B: Average Value per Acre by Month
Agricultural Real Estate 1989 and 1990

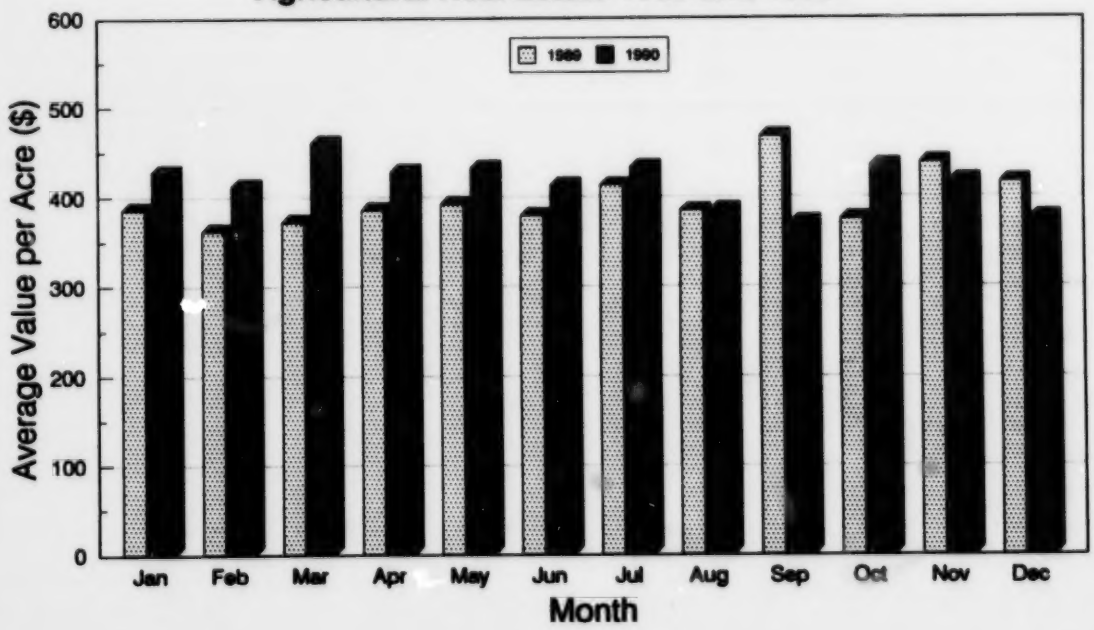


TABLE 4

VALUE OF AGRICULTURAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1989 and 1990

C.L.I. Class	Average Value per Acre ($)		Average Value per Hectare ($)		% Change
	1989	1990	1989	1990	1989 to 1990
1	672.86	678.68	1662.62	1676.99	0.86
2	471.51	506.60	1165.09	1251.80	7.44
3	402.18	421.63	993.76	1041.83	4.84
4	301.17	333.38	744.17	823.78	10.70
5	326.90	355.23	807.76	877.76	8.67
6	318.84	323.02	787.84	798.18	1.31
Other*	301.01	268.07	743.79	662.38	-10.94
Total Province	391.74	418.29	967.98	1033.59	6.78

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

TABLE 5
AVERAGE VALUE PER ACRE BY C.L.I. CLASS BY MONTH
1990

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Average Value**
January	757.15	500.43	416.57	375.39	304.81	347.32	226.63	426.68
February	611.28	488.32	432.52	320.08	311.33	220.04	122.95	411.72
March	675.58	544.70	415.71	386.15	361.50	436.76	361.26	459.81
April	713.42	525.93	444.18	286.12	353.94	315.80	340.30	427.86
May	652.79	517.29	425.46	378.81	383.95	290.02	225.05	431.36
June	656.07	520.53	423.43	320.75	363.00	275.99	206.90	412.00
July	657.73	521.74	439.94	331.15	359.90	318.19	376.43	432.53
August	909.65	480.99	394.81	314.50	353.30	295.52	289.17	384.75
September	992.76	445.04	387.76	296.67	298.70	314.39	324.10	371.04
October	691.21	489.15	446.68	358.03	421.05	420.91	192.00	433.42
November	604.59	501.34	430.80	316.96	426.73	278.50	379.17	416.58
December	631.21	478.60	376.83	265.61	299.65	261.65	409.68	375.68
AVERAGE**	678.68	506.60	421.63	333.38	355.23	323.02	268.07	418.29

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Weighted Averages

TABLE 6
AVERAGE VALUE PER HECTARE BY C.L.I. CLASS BY MONTH
1990

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Average Value
January	1870.89	1236.55	1029.33	927.58	753.18	858.22	560.00	1054.31
February	1510.45	1206.62	1068.74	790.91	769.29	543.71	303.81	1017.36
March	1669.34	1345.94	1027.21	954.16	893.25	1079.22	892.66	1136.17
April	1762.84	1299.56	1097.55	706.99	874.57	780.33	840.87	1057.22
May	1613.02	1278.21	1051.30	936.03	948.73	716.63	556.09	1065.88
June	1621.13	1286.21	1046.28	792.56	896.96	681.96	511.24	1018.03
July	1625.23	1289.20	1087.08	818.26	889.30	786.24	930.15	1068.76
August	2247.71	1188.51	975.56	777.12	872.99	730.22	714.53	950.71
September	2453.08	1099.68	958.14	733.06	738.08	776.85	800.84	916.83
October	1707.96	1208.67	1103.73	884.68	1040.40	1040.05	474.43	1070.96
November	1493.92	1238.79	1064.49	783.20	1054.44	688.16	936.92	1029.35
December	1559.70	1182.60	931.13	656.31	740.43	646.53	1012.31	928.29
AVERAGE**	1676.99	1251.80	1041.83	823.78	877.76	798.18	662.38	1033.59

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Weighted Averages

TABLE 7
AGRICULTURAL MONTHLY REAL ESTATE SUMMARY
1989 and 1990

	1989		1990		% Change in Acres Transferred 1989 to 1990	% Change in Average Value 1989 to 1990
	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)		
January	105,286	385.60	96,409	426.68	-8.4	10.7
February	98,813	361.55	68,649	411.72	-30.5	13.9
March	101,915	371.72	85,748	459.81	-15.9	23.7
April	130,595	385.13	95,372	427.86	-27.0	11.1
May	157,230	391.32	139,675	431.36	-11.2	10.2
June	126,906	378.54	106,951	412.00	-15.7	8.8
July	86,250	412.49	77,118	432.53	-10.6	4.9
August	70,740	384.05	60,302	384.75	-14.8	0.2
September	49,692	466.78	43,997	371.04	-11.5	-20.5
October	74,652	374.42	59,470	433.42	-20.3	15.8
November	70,068	437.42	68,301	416.58	-2.5	-4.8
December	58,277	415.61	88,234	375.68	51.4	-9.6
TOTAL	1,130,424	391.74	990,226	418.29	-12.4	6.8

TABLE 8

TOTAL VALUE OF REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1989 and 1990

C.L.I. Class	1989 Acres	1989 Value ($/acre)	1989 Value ($) of Transfers	1990 Acres	1990 Value ($/acre)	1990 Value ($) of Transfers	% Change Total Value of Land Transferred 1989 to 1990
1	56,773	672.86	38,200,445	56,947	678.68	38,648,618	1.2
2	255,814	471.51	120,618,940	218,540	506.60	110,713,230	-8.2
3	330,417	402.18	132,885,653	289,298	421.63	121,976,257	-8.2
4	284,378	301.17	85,645,101	255,710	333.38	85,249,820	-0.5
5	131,092	326.90	42,853,855	107,971	355.23	38,354,663	-10.5
6	54,411	318.84	17,348,319	49,240	323.02	15,905,670	-8.3
Other	17,539	301.01	5,279,442	12,520	268.07	3,356,194	-36.4
Province	1,130,424	391.74	442,831,755	990,226	418.29	414,204,453	-6.5

TABLE 9

AGRICULTURAL* AND NON-AGRICULTURAL** REAL ESTATE COMPARISON

1990

	Agricultural Real Estate	Non-Agricultural Real Estate (within rural areas)
Total value of land transferred ($)	505,581,980	445,130,530
Total area transferred (acres)	990,226	81,621
(hectares)	400,745	33,032
Average value ($/acre)	418.29	5,453.62
($/hectare)	1,033.58	13,475.71

* Defined as parcels greater than 60 acres (25 hectares) and valued between $5 and $1,500 per acre ($12 and $3700 per hectare).

** All other real estate transactions.

SECTION III

SUMMARY

The 1990 agricultural real estate situation has been reviewed and reported on a provincial, C.L.I. class, and monthly basis. Trends in acres transferred and average values have been presented as well as comparisons between 1989 and 1990. These comparisons are at a provincial level. Municipality data are presented in Appendix B and quarterly and regional data are presented in Appendix C.

The number of agricultural acres transferred in 1990 decreased 12.4 per cent over 1989 and the average value of real estate increased by 6.78 per cent. While the average value increased, it is still below the average values from 1981 to 1984. Appendix D contains some detailed yearly comparisons. The number of sales transactions decreased by 10.9 per cent in 1990 compared to 1989 (details in Appendix E).

The increase in average real estate values in 1990 must be tempered by the value decrease in the last six months when compared to 1989 and the decrease in sales activity. Total sales in the final two quarters of 1990 was 2 per cent lower than in the last two quarters of 1989. Quarterly real estate values declined during the year from $433.84 per acre in the first quarter to $404.50 in the fourth. Determination as to whether this is short-term or the start of a trend, will require transaction data from early 1991 for confirmation.

APPENDIX A

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

The value of real estate is influenced by its proximity to urban centres. The demand for county residential living, industrial, commercial or other nonagricultural land uses exerts an upward pressure on the value of real estate near the urban centre.

Information provided in Tables 10 and 11 include only those transfers in the urban peripheries of Edmonton and Calgary.

The Edmonton periphery is inclusive of Townships 49 to 56 of Range 20, West of the Fourth Meridian to Townships 49 to 56 of Range 2, West of the Fifth Meridian. The Calgary periphery is inclusive of Townships 20 to 27 of Range 26, West of the Fourth Meridian to Townships 20 to 27 of Range 5, West of the Fifth Meridian. Transfers described in these tables did not include transfers with a Lot-Block-Plan designation.

In both Edmonton and Calgary, small parcels received a higher price on a per acre basis. Many of the smaller parcels were closer to the city and would have a highly valued nonagricultural use. The overall average value of periphery land around Calgary was 10.7 per cent higher than that around Edmonton ($1,441 in Calgary and $1,302 in Edmonton). The total number of acres transferred in Calgary was higher than in Edmonton by 12.2 per cent (45,480 in Calgary and 40,518 in Edmonton).

TABLE 10
TRANSFER VALUES IN THE CALGARY PERIPHERY
1990

Size Class (Acres)	Total Transferred (Acres)	Average Value ($/Acre)
0+ - 5	48	50,748
5+ - 35	927	10,942
35+ - 70	1,317	3,225
70+ - 90	2,326	1,989
90+ - 150	7,420	1,509
150+ - 170	21,946	1,023
170+	11,497	907
Total and Average	45,480	1,441

Size Class (Hectares)	Total Transferred (Hectares)	Average Value ($/Hectare)
0+ - 2	19	125,397
2+ - 14	375	27,037
14+ - 28	533	7,969
28+ - 36	941	4,915
36+ - 61	3,003	3,729
61+ - 69	8,882	2,528
69+	4,653	2,241
Total and Average	18,406	3,561

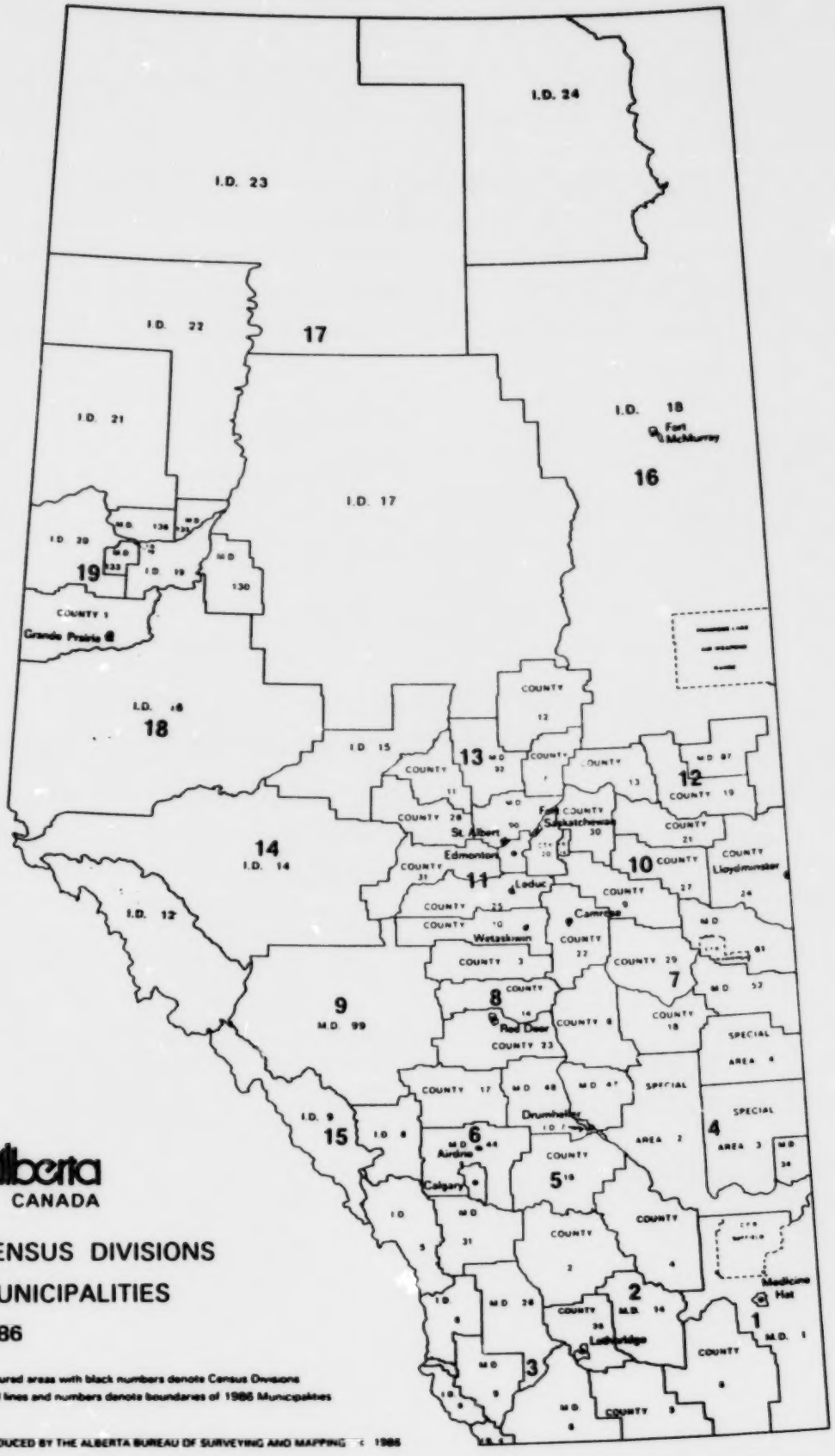
TABLE 11
TRANSFER VALUES IN THE EDMONTON PERIPHERY
1990

Size Class (Acres)	Total Transferred (Acres)	Average Value ($/Acre)
0+ - 5	108	27,875
5+ - 35	546	4,673
35+ - 70	1,806	1,986
70+ - 90	7,263	1,300
90+ - 150	6,153	1,094
150+ - 170	22,065	1,198
170+	2,574	386
Total and Average	40,518	1,302

Size Class (Hectares)	Total Transferred (Hectares)	Average Value ($/Hectare)
0+ - 2	44	68,878
2+ - 14	221	11,547
14+ - 28	731	4,907
14+ - 36	2,939	3,212
36+ - 61	2,490	2,703
61+ - 69	8,930	2,960
69+	1,042	954
Total and Average	16,398	3,217

APPENDIX B

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS



Alberta
CANADA

CENSUS DIVISIONS
MUNICIPALITIES
1986

Coloured areas with black numbers denote Census Divisions
Solid lines and numbers denote boundaries of 1986 Municipalities

PRODUCED BY THE ALBERTA BUREAU OF SURVEYING AND MAPPING © 1986

TABLE 12
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1990

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 1	Acres	0	12,276	5,002	6,508	936	320	794	25,836
Grande Prairie	Avg. Value	0.00	446.43	382.61	298.80	184.33	n/a	317.23	379.82
County 2	Acres	0	6,336	8,040	6,409	801	359	0	21,945
Vulcan	Avg. Value	0.00	412.71	397.59	267.79	190.50	345.12	0.00	355.63
County 3	Acres	160	4,574	6,108	2,950	2,066	1,019	0	16,877
Ponoka	Avg. Value	n/a	607.40	613.03	436.94	568.36	403.04	0.00	568.62
County 4	Acres	788	3,978	2,323	1,511	5,324	684	0	14,608
Newell	Avg. Value	660.21	642.17	531.91	409.34	389.05	461.11	0.00	500.80
County 5	Acres	0	4,007	4,626	2,297	1,282	0	0	12,212
Warner	Avg. Value	0.00	497.62	385.18	319.65	276.75	0.00	0.00	398.37
County 6	Acres	0	5,084	5,818	5,981	3,565	157	0	20,605
Stettler	Avg. Value	0.00	389.76	307.15	364.52	300.28	n/a	0.00	350.36
County 7	Acres	0	481	5,335	3,553	400	1,395	0	11,164
Thorhild	Avg. Value	0.00	603.00	456.93	299.21	183.40	264.59	0.00	379.19
County 8	Acres	3,317	1,255	4,773	9,684	2,040	1,145	0	22,214
Forty Mile	Avg. Value	638.38	626.88	434.41	314.42	112.17	98.08	0.00	376.50
County 9	Acres	0	8,418	6,548	2,927	444	0	79	18,416
Beaver	Avg. Value	0.00	387.11	297.16	332.20	475.72	0.00	n/a	350.93
County 10	Acres	3,268	3,771	3,548	5,704	1,992	945	315	19,543
Wetaskiwin	Avg. Value	532.07	653.05	520.44	394.66	392.83	311.23	n/a	483.07

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1990

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 11	Acres	0	2,104	4,383	3,895	238	1,403	0	12,023
Barrhead	Avg. Value	0.00	698.43	273.49	356.93	354.88	257.94	0.00	374.68
County 12	Acres	0	0	4,925	8,148	2,234	2,008	0	17,315
Athabasca	Avg. Value	0.00	0.00	363.35	289.62	120.62	225.83	0.00	281.39
County 13	Acres	318	1,908	2,063	3,276	1,191	642	0	9,398
Smoky Lake	Avg. Value	544.50	368.40	273.91	316.32	145.98	238.53	0.00	298.40
County 14	Acres	475	6,347	4,494	2,908	3,339	160	0	17,723
Lacombe	Avg. Value	766.52	669.15	577.45	586.34	506.03	n/a	0.00	602.54
County 16	Acres	1,522	3,681	7,492	7,987	1,914	306	434	23,336
Wheatland	Avg. Value	498.40	594.45	591.57	514.98	261.64	370.17	312.03	524.57
County 17	Acres	8,571	3,082	6,784	2,232	5,912	141	118	26,840
Mountain View	Avg. Value	693.55	744.54	753.66	626.37	638.51	n/a	n/a	695.74
County 18	Acres	0	0	8,209	2,546	788	973	0	12,516
Paintearth	Avg. Value	0.00	0.00	236.44	283.01	222.87	219.95	0.00	243.78
County 19	Acres	0	1,553	4,315	3,987	1,914	183	0	11,952
St. Paul	Avg. Value	0.00	305.24	325.94	257.11	447.49	n/a	0.00	323.14
County 20	Acres	1,705	1,743	1,096	1,228	792	0	0	6,564
Strathcona	Avg. Value	889.36	832.40	654.54	992.28	584.00	0.00	0.00	817.44
County 21	Acres	1,475	3,617	6,196	2,530	0	155	0	13,973
Two Hills	Avg. Value	556.43	353.39	306.05	251.63	0.00	n/a	0.00	332.55

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1990

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 22	Acres	697	16,547	4,121	1,282	651	155	0	23,453
Camrose	Avg. Value	488.59	505.69	346.77	435.51	251.04	n/a	0.00	467.27
County 23	Acres	1,335	11,789	7,899	3,424	2,319	917	633	28,316
Red Deer	Avg. Value	827.86	746.96	751.06	464.80	458.42	704.07	289.08	682.54
County 24	Acres	0	8,659	18,228	9,548	3,405	468	0	40,308
Vermilion River	Avg. Value	0.00	452.37	385.29	371.68	263.84	224.01	0.00	384.34
County 25	Acres	4,772	4,667	6,859	2,883	1,142	1,302	0	21,625
Leduc	Avg. Value	869.47	616.50	577.09	759.13	241.75	582.89	0.00	657.02
County 26	Acres	1,353	7,660	2,925	1,028	467	0	237	13,670
Lethbridge	Avg. Value	1100.10	710.80	647.15	305.66	299.30	0.00	n/a	682.59
County 27	Acres	0	7,016	3,565	2,495	0	165	0	13,241
Minburn	Avg. Value	0.00	473.71	317.38	250.78	0.00	n/a	0.00	384.46
County 28	Acres	0	2,359	5,296	6,099	1,098	1,304	118	16,274
Lac Ste. Anne	Avg. Value	0.00	354.21	362.76	340.71	165.15	152.57	n/a	324.46
County 29	Acres	787	10,262	10,504	1,269	321	1,712	0	24,855
Flagstaff	Avg. Value	339.37	420.81	334.72	260.37	236.18	210.46	0.00	356.78
County 30	Acres	2,809	5,654	2,271	1,180	1,341	742	0	13,997
Lamont	Avg. Value	500.24	477.06	414.75	420.50	321.68	132.94	0.00	433.71
County 31	Acres	78	959	2,224	3,176	2,280	1,507	160	10,384
Parkland	Avg. Value	n/a	827.94	576.22	451.58	594.84	521.49	n/a	555.74

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1990

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M.D.1	Acres	152	945	1,479	13,379	2,312	2,290	0	20,557
Cypress	Avg. Value	987.21	467.61	640.60	217.27	212.45	232.65	0.00	266.10
M.D.6	Acres	0	2,808	2,749	2,307	956	0	0	8,820
Cardston	Avg. Value	0.00	682.30	515.84	424.43	378.23	0.00	0.00	530.01
M.D.8	Acres	0	0	0	0	479	405	95	979
Big Horn	Avg. Value	0.00	0.00	0.00	0.00	981.94	839.51	n/a	970.67
M.D.9	Acres	0	2,330	2,856	795	2,419	1,215	0	9,615
Pincher Creek	Avg. Value	0.00	506.71	534.63	418.88	369.13	478.63	0.00	469.58
M.D.14	Acres	1,092	1,780	5,268	5,342	1,627	449	0	15,558
Taber	Avg. Value	764.88	690.25	505.69	447.57	470.97	450.37	0.00	520.10
M.D.26	Acres	0	9,246	3,717	2,516	5,390	365	0	21,234
Willow Creek	Avg. Value	0.00	471.88	357.56	413.50	229.92	841.96	0.00	389.89
M.D.31	Acres	0	5,408	8,640	1,559	2,262	798	0	18,667
Foothills	Avg. Value	0.00	603.37	861.25	747.31	960.55	929.04	0.00	791.95
M.D.34	Acres	0	0	2,216	1,758	320	0	0	4,294
Acadia	Avg. Value	0.00	0.00	322.98	96.98	233.00	0.00	0.00	223.75
M.D.44	Acres	9,885	4,125	6,903	2,417	6,232	1,518	0	31,080
Rocky View	Avg. Value	654.64	662.62	693.24	716.75	681.59	457.78	0.00	664.89
M.D.47	Acres	954	1,885	4,091	1,922	0	305	162	9,319
Starland	Avg. Value	662.30	547.37	455.89	305.79	0.00	288.06	n/a	453.29

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1990

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M.D.48 Kneehill	Acres	4,345	5,469	6,947	938	1,254	160	479	19,592
	Avg. Value	673.49	536.62	548.81	672.00	348.96	n/a	786.50	570.68
M.D.52 Provost	Acres	0	1,276	6,724	4,292	2,476	911	0	15,679
	Avg. Value	0.00	463.54	366.40	305.29	262.97	284.78	0.00	336.50
M.D.61 Wainwright	Acres	0	2,533	11,971	6,580	1,078	1,899	0	24,061
	Avg. Value	0.00	297.91	322.34	360.40	188.27	314.81	0.00	323.58
M.D.77 Brazeau	Acres	0	463	2,032	4,322	918	905	0	8,640
	Avg. Value	0.00	458.16	388.19	408.41	234.78	350.37	0.00	381.79
M.D.87 Bonnyville	Acres	0	0	2,338	3,978	590	311	0	7,217
	Avg. Value	0.00	0.00	318.51	372.05	284.60	432.85	0.00	350.18
M.D.90 Sturgeon	Acres	5,535	2,751	4,012	1,382	935	1,342	0	15,957
	Avg. Value	680.35	583.45	606.81	612.89	570.41	397.69	0.00	609.10
M.D.92 Westlock	Acres	1,555	4,358	4,410	5,091	944	1,731	413	18,502
	Avg. Value	594.97	555.18	503.21	324.58	462.56	226.10	375.32	443.16
M.D.99 Clearwater	Acres	0	696	312	7,673	3,957	2,763	472	15,873
	Avg. Value	0.00	527.12	528.64	633.06	512.45	551.77	494.34	578.02
M.D.130 Smoky River	Acres	0	4,209	4,530	2,063	479	0	0	11,281
	Avg. Value	0.00	263.97	251.07	200.50	100.10	0.00	0.00	240.22
M.D.133 Spirit River	Acres	0	1,718	1,432	0	0	160	89	3,399
	Avg. Value	0.00	408.36	272.28	0.00	0.00	n/a	n/a	331.79

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1990

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M.D.135	Acres	0	1,661	730	0	0	0	142	2,533
Peace	Avg. Value	0.00	311.52	468.36	0.00	0.00	0.00	n/a	364.82
M.D.136	Acres	0	2,973	1,770	318	160	0	160	5,381
Fairview	Avg. Value	0.00	366.01	305.46	144.50	n/a	0.00	n/a	332.62
I.D.6	Acres	0	0	0	0	160	1,760	0	1,920
	Avg. Value	0.00	0.00	0.00	0.00	n/a	n/a	0.00	200.00
I.D.7	Acres	0	0	0	0	0	0	277	277
Drumheller	Avg. Value	0.00	0.00	0.00	0.00	0.00	0.00	n/a	n/a
I.D.8	Acres	0	0	0	0	0	0	0	0
	Avg. Value	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I.D.14	Acres	0	160	985	6,816	1,570	2,757	145	12,433
Evansburg	Avg. Value	0.00	n/a	274.01	364.08	428.63	330.84	309.00	355.61
I.D.15	Acres	0	0	1,154	2,928	1,100	629	0	5,811
Fort Assiniboine	Avg. Value	0.00	0.00	259.35	319.00	376.59	110.94	0.00	295.53
I.D.16	Acres	0	1,075	7,689	5,627	322	237	482	15,432
Valleyview	Avg. Value	0.00	182.89	216.47	138.38	n/a	145.19	209.84	180.96
I.D.17	Acres	0	1,093	4,565	4,248	1,422	710	479	12,517
High Prairie	Avg. Value	0.00	241.07	200.67	123.47	199.55	298.63	204.18	183.56
I.D.18	Acres	0	0	0	8,103	1,880	1,125	0	11,108
Bonnyville	Avg. Value	0.00	0.00	0.00	256.76	355.15	172.16	0.00	264.84

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1990

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
I.D.19	Acres	0	2,383	3,328	792	160	0	484	7,147
Wanham	Avg. Value	0.00	250.81	164.58	147.19	n/a	0.00	117.37	185.22
I.D.20	Acres	0	3,491	3,106	1,600	321	0	2,841	11,359
Spirit River	Avg. Value	0.00	220.70	237.51	152.53	127.66	0.00	135.38	191.73
I.D.21	Acres	0	899	5,471	4,495	1,412	0	2,070	14,347
Worsley	Avg. Value	0.00	205.67	174.35	159.15	188.89	0.00	157.90	170.61
I.D.22	Acres	0	2,858	4,358	4,319	160	481	841	13,017
Manning	Avg. Value	0.00	167.27	186.60	259.90	n/a	154.30	214.79	207.08
I.D.23	Acres	0	0	3,843	9,549	1,270	321	0	14,983
Fort Vermilion	Avg. Value	0.00	0.00	215.98	178.76	144.94	26.06	0.00	182.17
Special Area 2	Acres	0	158	1,276	7,687	9,093	1,119	0	19,333
Hanna	Avg. Value	0.00	n/a	206.10	161.07	104.72	76.16	0.00	132.96
Special Area 3	Acres	0	0	797	9,472	2,698	318	0	13,285
Oyen	Avg. Value	0.00	0.00	244.94	171.28	142.89	41.50	0.00	166.83
Special Area 4	Acres	0	0	1,628	2,795	1,422	1,991	0	7,836
Consort	Avg. Value	0.00	0.00	154.40	150.29	62.18	65.12	0.00	113.51

APPENDIX C

QUARTERLY, REGIONAL AND C.L.I. CLASS SUMMARIES

TABLE 13
QUARTERLY AGRICULTURAL REAL ESTATE SUMMARY
1990

Quarter		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Prov. Total
First 1990	Acres	18,878	57,582	75,451	58,663	24,114	12,058	4,062	250,806
	$/Acre	681.46	513.19	420.90	364.49	323.04	379.05	219.76	433.84
Second 1990	Acres	17,038	77,478	103,181	89,218	37,347	14,248	3,489	342,000
	$/Acre	673.57	521.06	430.61	337.71	368.32	290.54	237.67	424.41
Third 1990	Acres	7,317	39,518	48,966	50,682	22,348	10,568	2,018	181,417
	$/Acre	758.78	489.20	415.48	315.44	347.18	310.39	311.06	401.74
Fourth 1990	Acres	13,714	43,962	61,700	57,146	24,163	12,368	2,950	216,004
	$/Acre	637.74	488.65	412.05	310.61	374.57	316.62	341.08	404.50
Year Average	Acres	56,947	218,540	289,298	255,709	107,972	49,242	12,519	990,227
	$/Acre	678.50	506.71	421.56	333.38	355.23	323.02	268.06	418.30

Figure 4A: Acres Transferred by C.L.I.
Agricultural Real Estate 1990

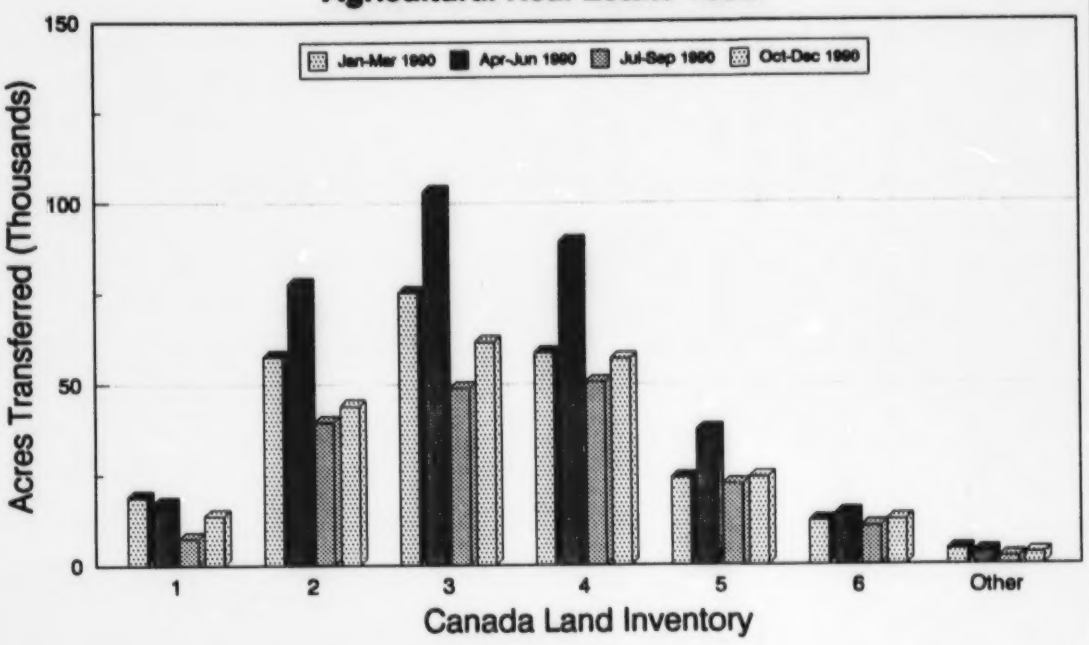


Figure 4B: Average Value per Acre by C.L.I.
Agricultural Real Estate 1990

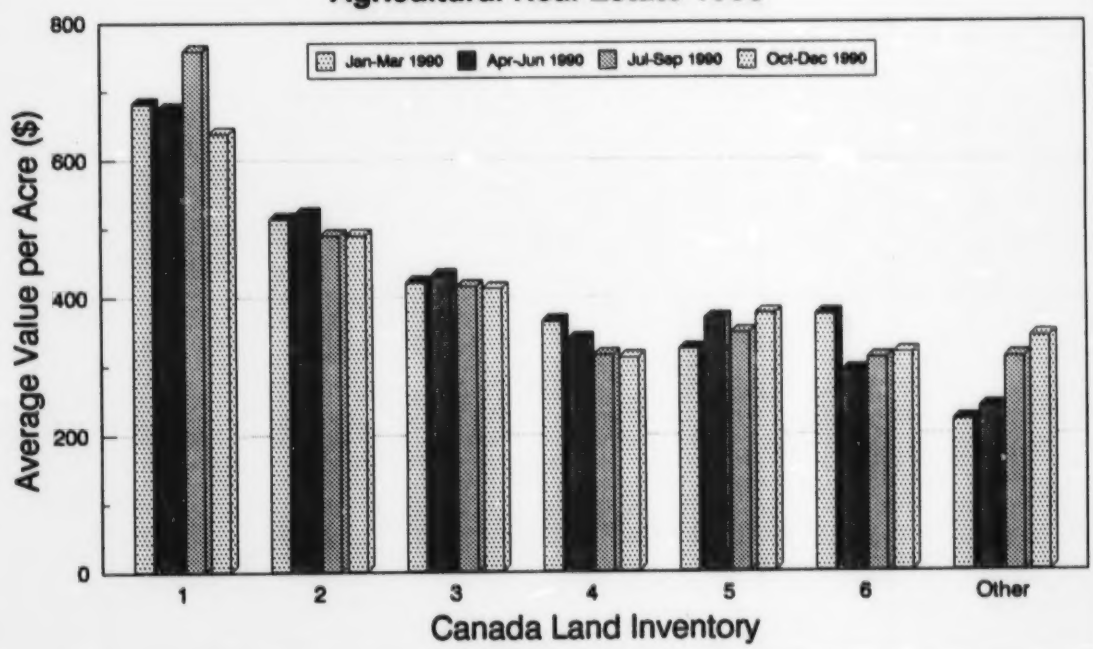


TABLE 14
AGRICULTURAL REAL ESTATE SUMMARY BY C.L.I. CLASS
1989 and 1990

Year		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Prov. Total
1989	Acres Transferred	56,773	255,814	330,417	284,378	131,092	54,411	17,539	1,130,424
	Average Value ($/Acre)	672.86	471.51	402.18	301.17	326.90	318.84	301.01	391.74
1990	Acres Transferred	56,947	218,540	289,298	255,710	107,971	49,240	12,520	990,226
	Average Value ($/Acre)	678.68	506.60	421.63	333.38	355.23	323.02	268.07	418.29
1989 to 1990 Percentage Difference	Acres Transferred	0.3	-14.6	-12.4	-10.1	-17.6	-9.5	-28.6	-12.4
	Average Value ($/Acre)	0.9	7.4	4.8	10.7	8.7	1.3	-10.9	6.8

TABLE 15
SUMMARY OF THE QUARTERLY RESULTS
1990

	Acres Transferred	% Change QRT to QRT	Average Value ($/Acre)	% Change QRT to QRT
First Quarter	250,806	23.6	433.84	6.3
Second Quarter	342,000	36.4	424.41	-2.2
Third Quarter	181,417	-47.0	401.74	-5.3
Fourth Quarter	216,004	19.1	404.50	0.7
Year End Total And Average	990,227		418.30	

Figure 5A: Acres Transferred by Quarter
Agricultural Real Estate 1989 and 1990

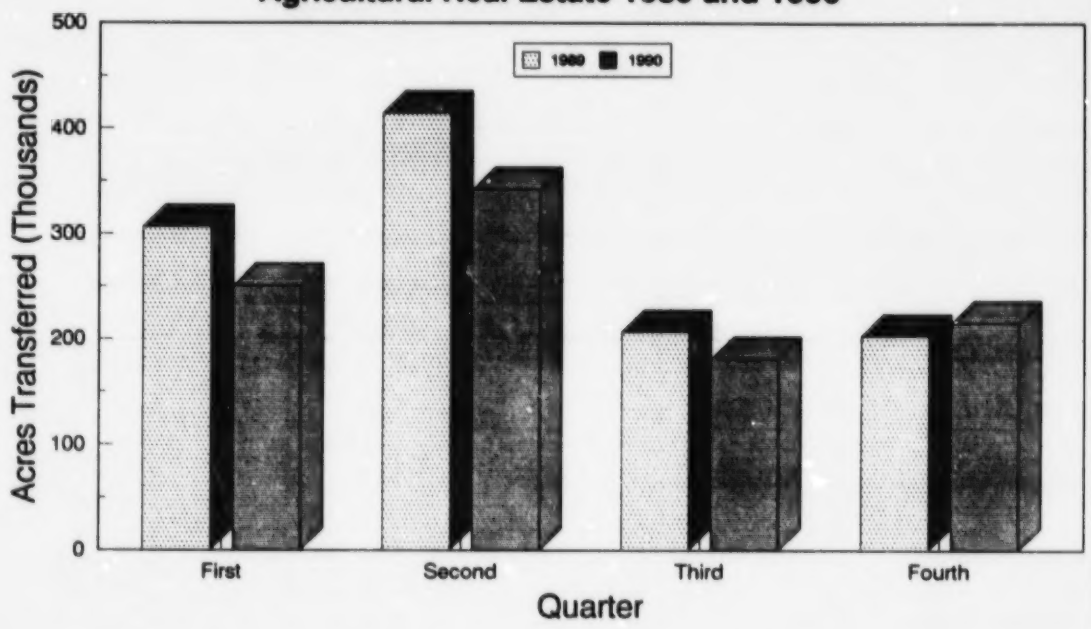


Figure 5B: Average Value per Acre by Quarter
Agricultural Real Estate 1989 and 1990

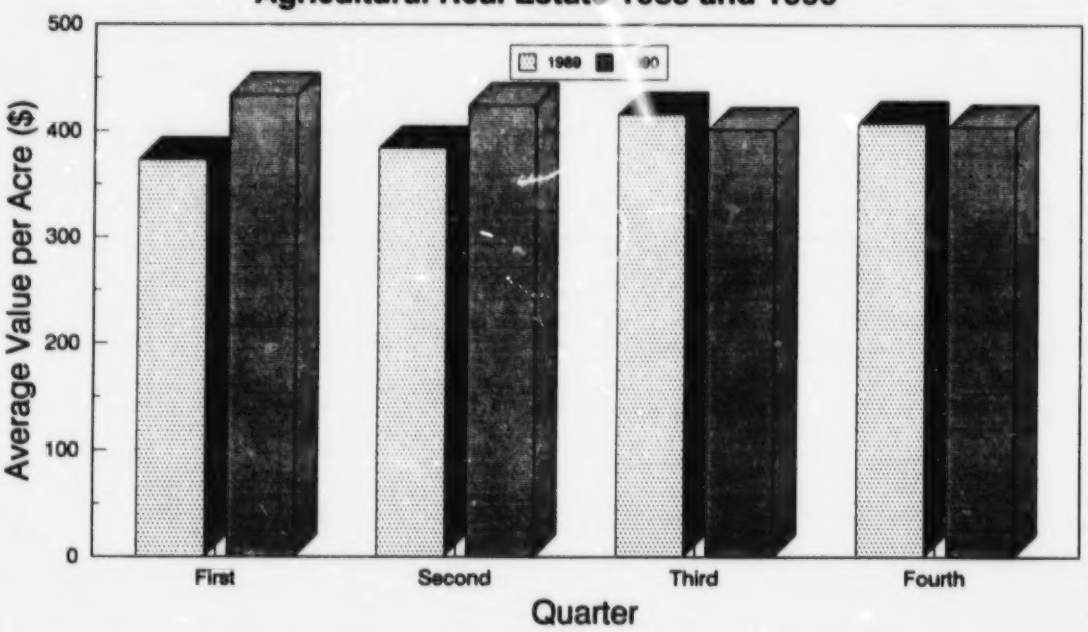


TABLE 16
AGRICULTURAL REAL ESTATE QUARTERLY SUMMARY
1989 and 1990

	1989		1990		% Change in Acres Transferred 1989 to 1990	% Change in Average Value 1989 to 1990
	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)		
First Quarter	306,053	373.19	250,806	433.84	-18.1	16.3
Second Quarter	414,091	384.22	342,000	424.41	-17.4	10.5
Third Quarter	206,806	416.10	181,417	401.74	-12.3	-3.5
Fourth Quarter	202,999	408.00	216,004	404.50	6.4	-0.9
Year End Totals and Averages	1,130,424	391.74	990,227	418.30	-12.4	6.8

TABLE 17
AGRICULTURAL REAL ESTATE REGIONAL SUMMARY
1990

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	Acres	46,119	40,685	49,341	51,861	32,947	29,852
	$/Acre	467.77	558.27	500.49	353.72	457.61	215.22
Second Quarter	Acres	63,187	56,645	64,103	58,960	52,834	46,271
	$/Acre	422.48	558.88	465.27	359.09	460.26	247.29
Third Quarter	Acres	29,942	29,469	34,044	26,651	34,604	26,708
	$/Acre	400.10	443.34	464.01	347.84	463.65	251.86
Fourth Quarter	Acres	23,106	40,201	40,111	41,880	36,305	34,401
	$/Acre	382.82	524.60	470.72	338.45	444.83	239.39
Year End Totals and Averages	Acres	162,354	167,001	187,599	179,352	156,690	137,232
	$/Acre	425.58	530.09	475.51	351.05	456.89	239.22

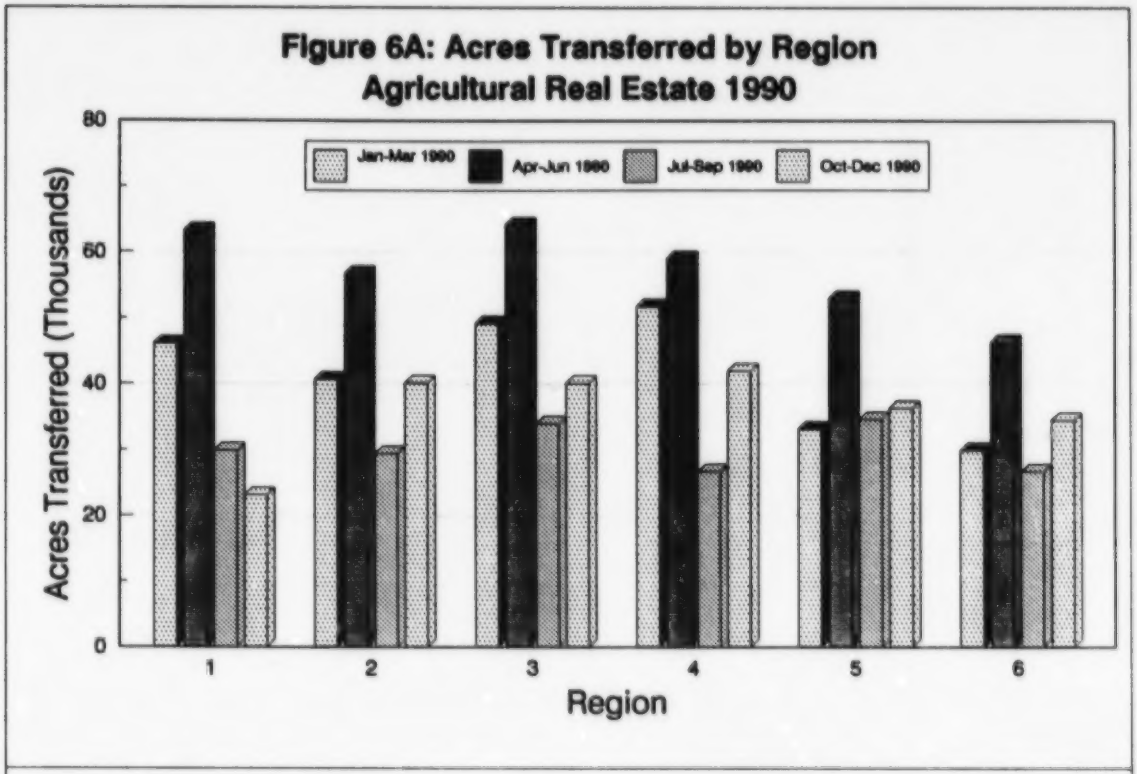


Figure 6A: Acres Transferred by Region
Agricultural Real Estate 1990
Jan-Mar 1990
Apr-Jun 1990
Jul-Sep 1990
Oct-Dec 1990
Acres Transferred (Thousands)
80
60
40
20
0
1
2
3
4
5
6
Region

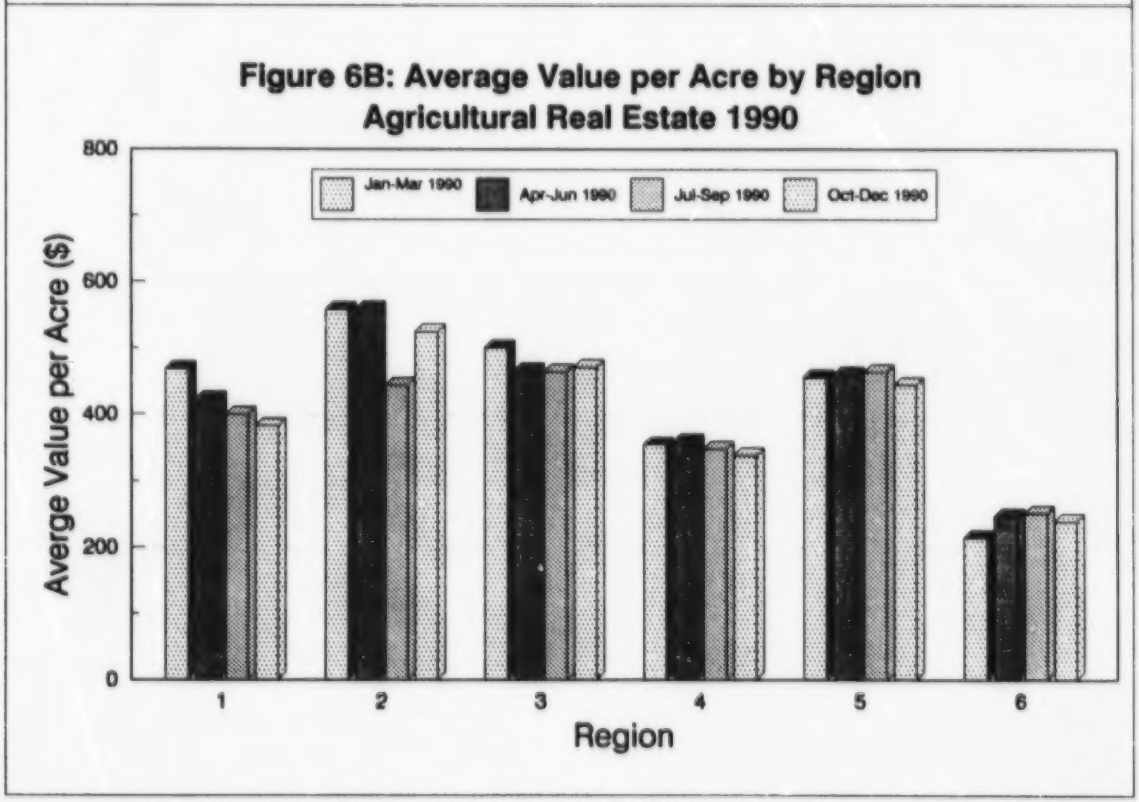


Figure 6B: Average Value per Acre by Region
Agricultural Real Estate 1990
Jan-Mar 1990
Apr-Jun 1990
Jul-Sep 1990
Oct-Dec 1990
Averge Value per Acre ($)
800
600
400
200
0
1
2
3
4
5
6
Region

Figure 7A: Acres Transferred by Region
Agricultural Real Estate 1989 and 1990

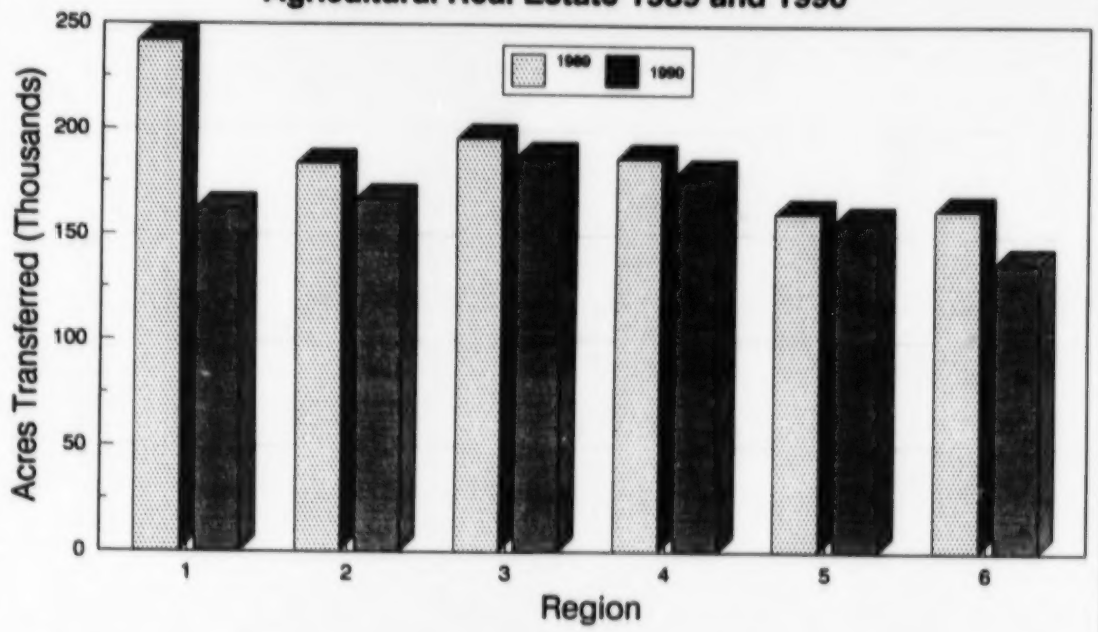
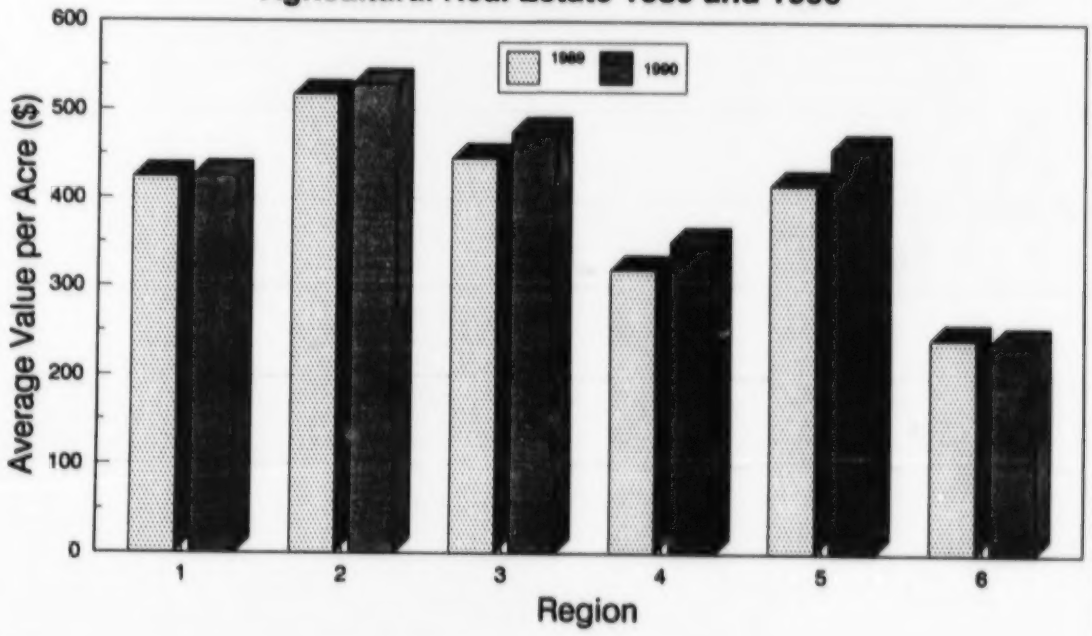


Figure 7B: Average Value per Acre by Region
Agricultural Real Estate 1989 and 1990



APPENDIX D

TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1986 - 1990

TABLE 18
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1986 to 1990

1986

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	33,861	3.7	688.03	23,297,384	6.9
2	186,438	20.6	474.39	88,444,323	26.3
3	256,580	28.3	381.26	97,823,691	29.1
4	260,244	28.7	288.71	75,135,045	22.4
5	112,264	12.4	322.85	36,244,432	10.8
6	46,531	5.1	255.26	11,877,503	3.5
Other	10,667	1.2	288.08	3,072,949	0.9
Total	906,585	100.0	370.51	335,895,327	100.0

1987

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres,	(%)	($/Acre)	($)	(%)
1	47,351	3.6	617.62	29,244,925	8.7
2	187,911	14.5	452.05	84,945,168	25.2
3	270,071	20.8	357.44	96,543,178	28.6
4	265,290	20.4	269.26	71,431,985	21.2
5	118,701	9.1	312.16	37,053,704	11.0
6	56,199	4.3	262.16	14,733,130	4.4
Other	16,321	1.3	229.78	3,750,239	1.1
Total	961,843	100.0	351.09	337,702,329	100.0

TABLE 18 (Continued)
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1986 to 1990

1988

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	43,797	4.1	646.13	28,298,556	7.6
2	235,502	22.1	423.50	99,735,097	26.7
3	320,926	30.1	355.11	113,964,032	30.6
4	273,397	25.6	271.08	74,112,459	19.9
5	117,220	11.0	312.98	36,687,516	9.8
6	58,243	5.5	256.53	14,941,077	4.0
Other	17,750	1.7	289.94	5,146,435	1.4
Total	1,066,835	100.0	349.52	372,885,172	100.0

1989

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	56,773	5.0	672.86	38,200,280	8.6
2	255,814	22.6	471.51	120,618,850	27.2
3	330,417	29.2	402.18	132,887,100	30.0
4	284,378	25.2	301.17	85,646,122	19.3
5	131,092	11.6	326.90	42,853,974	9.7
6	54,411	4.8	318.84	17,348,403	3.9
Other	17,539	1.6	301.01	5,279,414	1.2
Total	1,130,424	100.0	391.74	442,834,143	100.0

TABLE 18 (Continued)
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1986 to 1990

1990

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	56,947	5.8	678.68	38,648,790	9.3
2	218,541	22.1	506.60	110,712,871	26.7
3	289,298	29.8	421.63	121,976,716	29.4
4	255,709	25.8	333.38	85,248,266	20.6
5	107,972	10.9	355.23	38,354,894	9.3
6	49,242	5.0	323.02	15,906,151	3.8
Other	12,519	1.3	268.06	3,355,843	0.8
Total	990,228	100.0	418.30	414,203,531	100.0

PERCENT DIFFERENCE
TOTAL VALUE
LAND TRANSFERRED

C.L.I. Classification	1986-1990	1987-1990	1988-1990	1989-1990
1	65.9	32.2	36.6	1.2
2	25.2	30.3	11.0	-8.2
3	24.7	26.3	7.0	-8.2
4	13.5	19.3	15.0	-0.5
5	5.8	3.5	4.5	-10.5
6	33.9	8.0	6.5	-8.3
Other	9.2	-10.5	-3.5	-36.4
Total	23.3	22.7	11.1	-6.5

APPENDIX E

AGRICULTURAL SALES TRANSACTIONS BY C.L.I. CLASS QUARTER, MONTH, REGION AND MUNICIPALITY

TABLE 19
REAL ESTATE TRANSACTIONS BY C.L.I. CLASS
1989 and 1990

C.L.I. Class	Number of Transactions 1989	1990	% Change
1	352	356	1.1
2	1,480	1,316	-11.1
3	1,927	1,680	-12.8
4	1,656	1,492	-9.9
5	730	642	-12.1
6	335	302	-9.9
Other	96	72	-25.0
Total	6,576	5,860	-10.9

TABLE 20
MONTHLY SALES TRANSACTIONS
1989 and 1990

	1989 Sales Transactions	1990 Sales Transactions	Percent Difference 1989-1990
January	601	549	-8.7
February	554	394	-28.9
March	578	507	-12.3
April	748	554	-25.9
May	903	821	-9.1
June	708	617	-12.9
July	518	469	-9.5
August	431	367	-14.8
September	307	271	-11.7
October	439	379	-13.7
November	428	419	-2.1
December	361	513	42.1
Year Total	6,576	5,860	-10.9

TABLE 21
QUARTERLY SALES TRANSACTIONS SUMMARY BY QURATER
1990

Quarter	Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Prov. Total
First 1990 Number of Transactions	110	332	421	344	149	73	21	1,450
Second 1990 Number of Transactions	113	470	589	511	208	83	20	1,994
Third 1990 Number of Transactions	50	245	292	301	136	70	13	1,107
Fourth 1990 Number of Transactions	84	269	378	337	149	76	18	1,311
Year Total Number of Transactions	356	1,316	1,680	1,492	642	302	72	5,860

TABLE 22
SALES TRANSACTIONS BY QUARTER BY REGION
1989 and 1990

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	1989	364	275	288	333	231	243
	1990	242	228	296	298	219	167
% Difference		-33.5	-17.1	2.8	-10.5	-5.2	-31.2
Second Quarter	1989	541	351	401	397	361	304
	1990	308	309	395	360	360	262
% Difference		-43.1	-12.0	-1.5	-9.3	-0.3	-13.8
Third Quarter	1989	185	188	221	202	254	207
	1990	143	170	221	175	242	156
% Difference		-22.7	-9.6	0.0	-13.4	-4.7	-24.6
Fourth Quarter	1989	193	176	249	207	234	169
	1990	138	219	244	255	248	207
% Difference		-28.5	24.4	-2.0	23.2	6.0	22.5
Year End Totals	1989	1,283	990	1,159	1,139	1,080	923
	1990	831	926	1,155	1,088	1,068	792
% Difference		-35.2	-6.5	-0.3	-4.5	-1.1	-14.2

TABLE 23
QUARTERLY SALES TRANSACTIONS SUMMARY
1990

	Number of Transactions	Percent Change Quarter to Quarter
First Quarter	1,450	-16.4
Second Quarter	1,994	37.5
Third Quarter	1,107	-44.5
Fourth Quarter	1,311	18.4
Year Total	5,860	

TABLE 24
SALES TRANSACTIONS QUARTERLY SUMMARY
1989 and 1990

	1989 Sales Transactions	1990 Sales Transactions	Percent Difference 1989-1990
First Quarter	1,734	1,450	-16.4
Second Quarter	2,355	1,994	-15.3
Third Quarter	1,257	1,107	-11.9
Fourth Quarter	1,228	1,311	6.8
Year Totals	6,574	5,860	-10.9

TABLE 25

AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY

1990

Municipality	Number of Transactions	Municipality	Number of Transactions
County 1 Grande Prairie	155	County 17 Mountain View	169
County 2 Vulcan	102	County 18 Paintearth	68
County 3 Ponoka	103	County 19 St. Paul	80
County 4 Newell	74	County 20 Strathcona	54
County 5 Warner	56	County 21 Two Hills	88
County 6 Stettler	126	County 22 Camrose	142
County 7 Thorhild	75	County 23 Red Deer	177
County 8 Forty Mile	119	County 24 Vermilion River	216
County 9 Beaver	116	County 25 Leduc	149
County 10 Wetaskiwin	135	County 26 Lethbridge	75
County 11 Barrhead	78	County 27 Minburn	83
County 12 Athabasca	115	County 28 Lac Ste. Anne	107
County 13 Smoky Lake	62	County 29 Flagstaff	140
County 14 Lacombe	116	County 30 Lamont	113
County 16 Wheatland	104	County 31 Parkland	75

TABLE 25 (Continued)

AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY

1990

Municipality	Number of Transactions	Municipality	Number of Transactions
Municipal District 1 Cypress	109	Municipal District 90 Sturgeon	119
Municipal District 6 Cardston	55	Municipal District 92 Westlock	112
Municipal District 8 Big Horn	7	Municipal District 99 Clearwater	102
Municipal District 9 Pincher Creek	49	Municipal District 130 Smoky River	64
Municipal District 14 Taber	88	Municipal District 133 Spirit River	22
Municipal District 26 Willow Creek	100	Municipal District 135 Peace	17
Municipal District 31 Foothills	113	Municipal District 136 Fairview	31
Municipal District 34 Acadia	18	Improvement District 6	4
Municipal District 44 Rocky View	174	Improvement District 7 Drumheller	1
Municipal District 47 Starland	50	Improvement District 8	0
Municipal District 48 Kneehill	119	Improvement District 14 Evansburg	87
Municipal District 52 Provost	75	Improvement District 15 Fort Assiniboine	38
Municipal District 61 Wainwright	135	Improvement District 16 Valleyview	85
Municipal District 77 Brazeau	59	Improvement District 17 High Prairie	76
Municipal District 87 Bonnyville	46	Improvement District 18 Bonnyville	74

TABLE 25 (Continued)
AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY
1990

Municipality	Number of Transactions	Municipality	Number of Transactions
Improvement District 19 Wanham	35	Improvement District 23 Fort Vermilion	89
Improvement District 20 Spirit River	62	Special Area 2 Hanna	104
Improvement District 21 Worsley	80	Special Area 3 Oyen	67
Improvement District 22 Manning	76	Special Area 4 Consort	46

TABLE 26
AGRICULTURAL AND NON-AGRICULTURAL SALES TRANSACTIONS
1989 and 1990

	Agricultural	Non-Agricultural
1989	6,576	4,734
1990	5,860	5,824
% Difference	-10.9	23.0